087.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,700 / 871,700
					USE VALUE:	871,700 / 871,700
					ASSESSED:	871,700 / 871,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HAZEL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANG HAO-MING &
Owner 2:	ARNOLD MAELYNN
Owner 3:	
Street 1:	15 HAZEL TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JEFFREY BRUCE R & ANDREA T -
Owner 2:	-
Street 1:	15 HAZEL TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .39 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16980.000	221,100		650,600	871,700
Total Card	0.390	221,100		650,600	871,700
Total Parcel	0.390	221,100		650,600	871,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.23 /Parcel: 396.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55451

GIS Ref

GIS Ref

Insp Date 08/25/16

!7123!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,100	0	16,980.	650,600	871,700		Year end	12/23/2021
2021	101	FV	212,800	0	16,980.	650,600	863,400		Year End Roll	12/10/2020
2020	101	FV	212,900	0	16,980.	650,600	863,500	863,500	Year End Roll	12/18/2019
2019	101	FV	168,100	0	16,980.	659,900	828,000	828,000	Year End Roll	1/3/2019
2018	101	FV	168,100	0	16,980.	492,600	660,700	660,700	Year End Roll	12/20/2017
2017	101	FV	168,100	0	16,980.	446,100	614,200	614,200	Year End Roll	1/3/2017
2016	101	FV	169,700	0	16,980.	427,500	597,200	597,200	Year End	1/4/2016
2015	101	FV	198,200	0	16,980.	362,500	560,700	560,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:03:30

LAST REV

Date	Time
05/03/17	13:03:44
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEFFREY BRUCE R	64150-426		8/28/2014		537,000	No	No		
	13121-98		1/1/1977		38,000	No	No		Y

USER DEFINED

Prior Id # 1:	55451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2016	490	New Wind	15,004					replace windows 11

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Inspected	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
5/14/2015	SQ Returned	MM	Mary M
3/26/2009	Meas/Inspect	189	PATRIOT
4/6/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16980		Sq. Ft.	Site		0	70.	0.55	5									650,580						650,600	

Total AC/HA:	0.38981	Total SF/SM:	16980	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	650,580	Spl Credit		Total:	650,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12727273
Const Adj.:	0.96049803
Adj $ / SQ:	108.274
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320377
Depreciation:	99317
Depreciated Total:	221060

COMMENTS

OF=XTRA SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

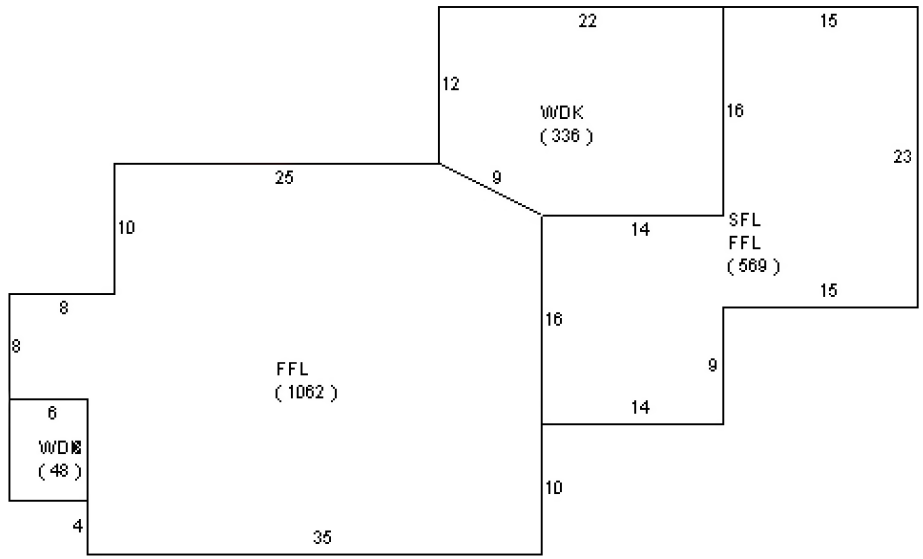
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	108.27
Special Features:	0	Val/Su Net:	85.57
Final Total:	221100	Val/Su SzAd	100.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,631	108.270	176,595
SFL	Second Floor	569	108.270	61,608
WDK	Deck	384	8.260	3,173

Net Sketched Area: 2,584 | Total: 241,376

Size Ad 2200 | Gross Area 2584 | FinArea 2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

087.0-0007-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: